LOT 1 BLUE SKY ESTATES UNR: COMM
OF NW1/4, W 2270.12 FT FOR POB,
PT ON CURVE & N R/W OF CR-18 W 3

MYERS DONALD G
15202 NW 147 DR, SUITE 1200
ALACHUA, FL 32615

2026

36-6S-16-04075-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

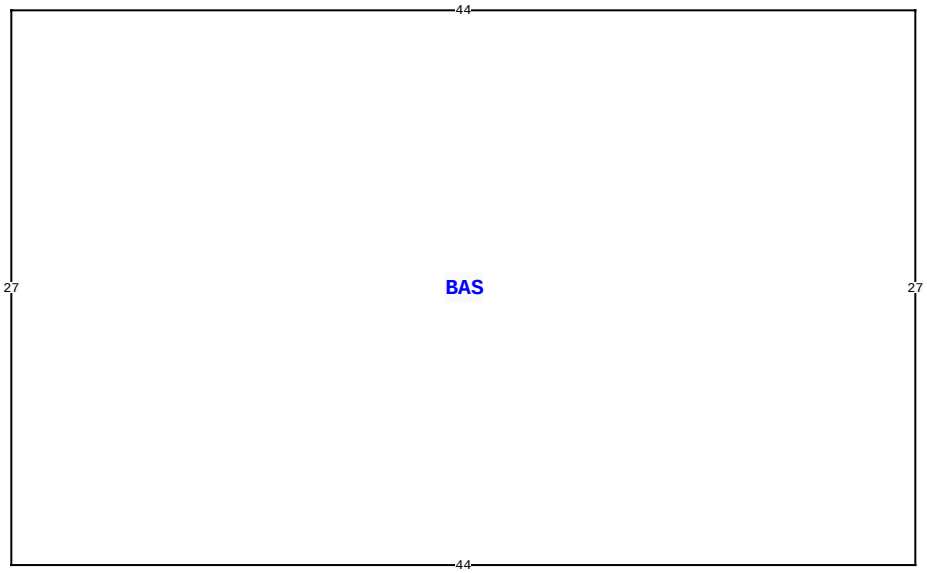
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 36616.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100		1,188	131,357
TOTALS	1,188			1,188	131,357

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,188	113.0000	116.39	138,271	2022	2022	0	0	0	5.00	95.00

2 MANUF 3 100% - 2022 Heated Area: 1188 HX Base Yr 2022



4361 SW COUNTY ROAD 18 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		131,357
TOTAL MARKET OB/XF VALUE		30,404
TOTAL LAND VALUE - MARKET		95,095
TOTAL MARKET VALUE		256,856
SOH/AGL Deduction		61,966
ASSESSED VALUE		194,890
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		144,168
TOTAL JUST VALUE		256,856
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,622

PERMIT NUM	DESCRIPTION	AMT	ISSUED
42945			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1444/2248	4/02/2017	AG	U	I	21	65,000

GRANTOR: BLUE SKY TIMBER-LAND
GRANTEE: MYERS DONALD G

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=59,20] S27 E44 N27 W44 $
.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
2	0070	CARPORT UF	0	100	18	36	648.00	UT	4.00	4.00	100	2017	2017	3	100	2,592	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	18	36	648.00	UT	4.00	4.00	100	2017	2017	3	100	2,592	
5	0296	SHED METAL	0	100	10	16	160.00	UT	12.00	12.00	100	2017	2017	3	100	1,920	
6	0030	BARN,MT	0	100	30	30	900.00	UT	17.00	17.00	100	2017	2017	3	100	15,300	

LAND DESCRIPTION

TOTAL OB/XF 30,404

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,095							

REVIEW DATE 12/07/2021 BY JB Total Acres: 10.01 Total Land Value: 95,095 Market: 0 Agricultural: 0 Common: 95,095 PRINTED 11/18/2025 BY SYS